




GIBBINS RICHARDS 

32 Hamilton Drive, Bridgwater TA6 4WP

£240,000

GIBBINS RICHARDS 
Making home moves happen

A smart three bedroom semi-detached house situated in the popular location on Bridgwater's north/eastern side. The internal accommodation comprises in brief; entrance hallway, ground floor cloakroom and utility room. To the first floor is an open plan sitting/kitchen and dining room and study. To the second floor are three good size bedrooms (master with en-suite shower room) and family bathroom. Externally the property benefits from off road parking, carport and fully enclosed rear garden. Fully UPVC double glazed and warmed by gas central heating.

Tenure: Freehold / Energy Rating: B-83 / Council Tax Band: C

The property is located on a level plot within the ever popular 'Kings Down' development located to the north/east of Bridgwater. The property is ideally located for easy access to the town centre as well as convenient access to the M5 motorway at Junction 23.

POPULAR 'KINGS DOWN' DEVELOPMENT
MODERN HOUSE / NHBC WARRANTY REMAINING
THREE BEDROOM SEMI-DETACHED HOUSE
FULLY UPVC DOUBLE GLAZED
GAS CENTRAL HEATING
MULTIPLE OFF ROAD PARKING / CARPORT
FULLY ENCLOSED REAR GARDEN
IDEAL FAMILY HOME
GROUND FLOOR CLOAKROOM / FAMILY BATHROOM / EN-SUITE SHOWER ROOM
EASY ACCESS TO M5 MOTORWAY





Entrance Hallway	19' 0" x 6' 7" (5.8m x 2.2m) Stairs to first floor, doors to cloakroom.
Cloakroom	3' 11" x 2' 7" (1.2m x 0.8m) Equipped in a modern two piece suite comprising low level WC and wash hand basin.
Utility	6' 7" x 5' 7" (2.0m x 1.7m) Space and plumbing for washing machine. Door to rear garden. Combination gas boiler.
First Floor Landing	Open plan kitchen/diner, sitting room and study.
Study	6' 7" x 5' 7" (2.0m x 1.7m) Rear aspect window.
Kitchen/Dining Area	24' 11" x 10' 2" (7.6m x 3.1m) Juliet balcony to the front. Rear aspect windows. Space and plumbing for dishwasher, integrated gas hob and electric oven.
Sitting Area	8' 2" x 6' 11" (2.5m x 2.1m)
Second Floor Landing	Doors to three bedrooms and bathroom. Built-in storage cupboards.
Bedroom 1	12' 2" x 10' 2" (3.7m x 3.1m) Front aspect window.
En-Suite Shower Room	7' 7" x 2' 7" (2.3m x 0.8m) Equipped in a modern white suite comprising low level WC, wash hand basin and walk-in shower.
Bedroom 2	10' 2" x 9' 6" (3.1m x 2.9m) Rear aspect window.
Bedroom 3	8' 2" x 6' 7" (2.5m x 2.0m) Front aspect window.
Family Bathroom	6' 7" x 5' 7" (2.0m x 1.7m) Rear aspect obscure window. Equipped in a modern white suite comprising bath with over head shower, low level WC and wash hand basin.
Outside	Off road parking for multiple vehicles. Fully enclosed rear garden laid to patio and lawn.
AGENTS NOTE	This property is subject to an annual fee of approximately £215.00 payable to Trustmgt Limited towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



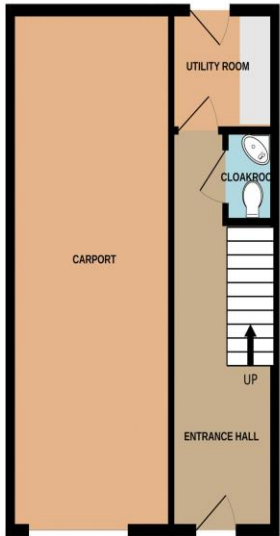
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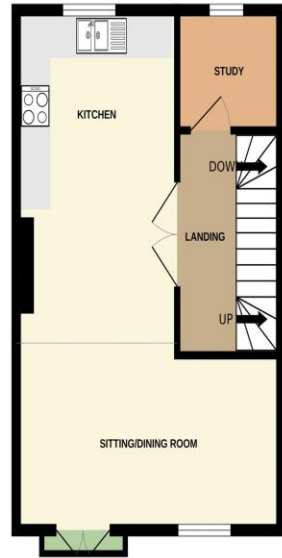
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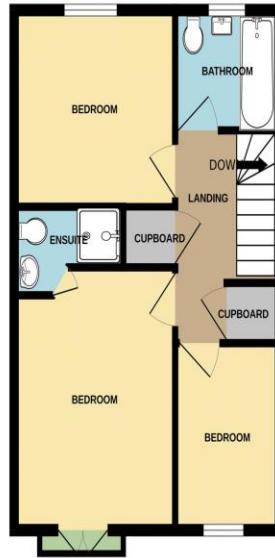
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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